



# City of Santa Barbara

## Planning Division

### STAFF HEARING OFFICER MINUTES

JANUARY 17, 2007

#### **CALL TO ORDER:**

Bettie Weiss, City Planner called the meeting to order at 1:02 p.m.

#### **STAFF PRESENT:**

Bettie Weiss, City Planner

Roxanne Milazzo, Associate Planner

Gabriela Feliciano, Commission Secretary

#### **I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and appeals.

Ms. Weiss announced the following appeals of Staff Hearing Officer actions are pending:

1. Planning Commission: 606 Calle Granada.
2. Planning Commission: 128-138 East Cañon Perdido Street and 825-833 Santa Barbara Street.

- C. Comments from members of the public pertaining to items not on this agenda.

None.

## II. PROJECTS:

### ACTUAL TIME: 1:04 P.M.

#### A. APPLICATION OF JAMES ZIMMERMAN FOR MELISSA RIPARETTI-STEPIAN, 25 RUBIO ROAD, APN 029-341-013, E-1 ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00477)

The 6,811 square foot lot is currently developed with a 1,054 square foot single family residence with a detached 364 square foot single car garage. On November 22, 2006 the Staff Hearing Officer reviewed a project involving 875 square feet of first story addition, 914 square feet of second story addition, an uncovered parking space, and a screen wall with landscaping, and approved Modifications to permit uncovered parking within the required front yard setback, and for a wall and vegetation to exceed 3 ½' when located within 10' of the front lot line (SBMC §28.90.001, §28.90.100, & §28.87.170). This application is for additional alterations including relocation of the front door, replacement of a shed roof over an existing bay window, with a hip roof, and enlarging the existing garage door. These changes require a Modification to permit alterations within the required front yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

James Zimmerman, Architect, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms. Weiss announced that she read the Staff Report recommendation for the proposed project and also visited the property.

The Public Hearing was opened at 1:05 p.m. and, with no one wishing to speak, it was closed.

#### **ACTION:**

#### **Assigned Resolution No. 001-07**

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement and is consistent with the purpose and intent of the Zoning Ordinance in that the improvements are aesthetic in nature and do not result in additional floor area within required yards.

Ms. Weiss announced the ten calendar day appeal period.

**ACTUAL TIME: 1:07 P.M.**

**B. APPLICATION OF PETER PARISH, 1242 BEL AIR DRIVE,  
APN 049-231-014, E-1 ONE FAMILY RESIDENCE ZONE, GENERAL  
PLAN DESIGNATION: 3 UNITS PER ACRE (MST2006-00729)**

The 12,775 square foot residential lot is currently developed with a 1,944 square foot residence with attached 448 square foot garage. On March 15, 2006 the Staff Hearing Officer reviewed and approved a project involving a remodel and 362 square foot of first floor additions within the required interior yard setback (SBMC §28.15.060). This application is for an additional 36 square feet being added to the front of the residence. A Modification is required to permit a portion of that addition to be located within the required ten-foot interior yard setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

Peter Parish, Owner, present.

Ms. Weiss announced that she read the Staff Report recommendation for the proposed project and photographs, and also visited the site.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:09 p.m. and, with no one wishing to speak, it was closed.

**ACTION:**

**Assigned Resolution No. 002-07**

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement, promotes uniformity of improvement by allowing the room expansion to maintain the existing interior yard dimension, is not compromising privacy or reducing the setback, and is consistent with the purpose and intent of the Zoning Ordinance.

Ms. Weiss announced the ten calendar day appeal period.

**This item was heard out of order.**

**ACTUAL TIME: 1:18 P.M.**

**C. APPLICATION OF VADIM HSU FOR JON KENNEY, 521 E. SOLA STREET, APN 029-032-013, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2006-00613)**

The project site is currently developed with a 1,261 square foot single family residence. The proposed project involves the construction of a one-car garage at the rear of the lot. The discretionary application required for this project is a Modification to permit the garage to be located within the required open yard area (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

Glenn Cerny, Vadim Hsu Architects, present.

Ms. Weiss announced that she read the Staff Report recommendation for the proposed project and also visited the property.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:22 p.m. and, with no one wishing to speak, it was closed.

Ms. Weiss inquired as to whether the widening of the driveway will be affecting the slope. Mr. Cerny responded that it will not. Ms. Weiss also commented as to the location of the raised planter that will be removed.

Ms. Weiss stated that there are a number of steep driveways in the neighborhood and the predominant pattern is a one-car garage at the rear of the property, so that it would make sense to re-establish that historic pattern for the parking at this site. It is also traditional in this neighborhood to have usable outdoor living space in the front yard.

**ACTION:**

**Assigned Resolution No. 003-07**

Approved the project, making the findings that the Modification is necessary to secure an appropriate improvement by providing covered and enclosed parking for the site, while maintaining areas in both the rear and front yard areas that meet the purpose and intent of the Ordinance.

Ms. Weiss announced the ten calendar day appeal period.

**This item was heard out of order.**

**ACTUAL TIME: 1:11 P.M.**

**D. APPLICATION OF VIC LOZZETTI FOR STUART & DEBORAH FUSS, 1823 MIRA VISTA, APN 019-090-021, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2006-00507)**

The project site is located on the corner of Mira Vista Avenue and San Carlos Road. Current development on site consists of a single family residence and two-car garage. The entire residence is currently being remodeled under a separate permit. Additional areas to be altered include the front door and windows, and a balcony over the garage. The discretionary application required for these alterations is a Modification to permit changes to portions of the building located within the required thirty-foot (30') front yard setback facing Mira Vista Avenue (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner  
Email: [rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov)

Vic Lozzetti, Architect; and Deborah Fuss, Owner, present.

Ms. Weiss announced that she read the Staff Report recommendation for the proposed project and reviewed the plans, and also visited the site.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 1:14 p.m.

Ms. Louise Komp, neighbor, expressed concern about the balcony over the garage becoming a usable balcony since it would look into her living room. Ms. Weiss clarified that the application is for the *removal* of the balcony.

The Public Hearing was closed at 1:17 p.m.

**ACTION:**

**Assigned Resolution No. 004-07**

Approved the project, making the findings that the Modification, altering of the roof-to-area above the garage and minor adjustments to the front door and windows, is necessary to secure an appropriate improvement and meets the purpose and intent of the Ordinance in that the improvements are aesthetic in nature and do not result in additional floor area within required yards.

Ms. Weiss announced the ten calendar day appeal period.

**III. ADJOURNMENT**

Ms. Weiss adjourned the meeting at 1:25 p.m.

Submitted by,

  
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Gabriela Feliciano, Commission Secretary